

Revenue Department - LOANS & ADVANCES – House Building Advance - Sri G.Venkat Ram Reddy, Assistant Section Officer, Revenue Department – Advance for construction of a new house situated at Injapur village in Plot No.47, in Sy.Nos.154, 155, 156 and 239, admeasuring 200 Sq.yards, which is registered in the name of his wife Smt., G.Kavitha– Rs.12,30,000/- (Rupees Twelve lakhs and thirty thousand only) - Sanctioned – Release of 1st installment of Rs.4,10,000/- - Orders – Issued.

REVENUE (OP) DEPARTMENT

Dated: 14-09-2017

Read the following:-

1. G.O.Ms.No.37, Finance (HRM.IV) Dept., dated:10.04.2015.
2. From Sri G.Venkat Ram Reddy, Assistant Section Officer, Revenue Department, application, dated:26.08.2016.
3. G.O.Ms.No.912, Finance (HRM.IV) Dept,dated:08.05.2017.
4. Memo.No.10323/OP/ A3/2017, Revenue(OP)Department, dt:20.07.2017.

ORDER:

Under Articles 226 and 233-A of A.P. Financial Code Volume - I, sanction is hereby accorded for an amount of Rs.12,30,000/- (Rupees Twelve lakhs and thirty thousand only) to Sri G.Venkat Ram Reddy, Assistant Section Officer, Revenue Department towards House Building Advance for construction of a new house situated at Injapur village Rangareddy Dist., in Plot No.47 in Sy.Nos.154, 155, 156 and 239, admeasuring 200 Sq.yards, which is registered in the name of his wife Smt., G.Kavitha, subject to the following conditions prescribed in the rules and also additional conditions and release an amount of Rs.4,10,000/- in this order as 1st installment:

- (i) The 1st installment of Rs.4,10,000/- (Rupees Four lakhs and ten thousand only) shall be paid immediately. He should mortgage the land along with the house to be built thereon immediately in favour of the Government.
- (ii) The second installment of Rs.4,10,000/- (Rupees Four lakhs and ten thousand only) shall be paid after mortgage of the land and the house to be built thereon in favour of Government is executed, and after the walls reach lintel level; and
- (iii) The 3rd installment of Rs.4,10,000/- (Rupees Four lakhs and ten thousand only) shall be payable to the loanee after the construction of the building has reached the roof level, provided the Department is satisfied that the development of the area in which the house is built is complete in respect of amenities such as water supply, lighting, roads, drainage and sewerage.
- (iv) That the construction of the house shall be carried out exactly in accordance with the approved plan, estimates and specifications in the prescribed forms which should be submitted to the Government along with the Mortgage Deed;
- (v) That he shall insure the house immediately on completion of construction at his own cost for a sum not less than the amount of the advance with interest due thereon and shall keep it so insured against damage by fire, lightning, cyclone and floods, year after year till the advance with interest due thereon is fully repaid to Government and deposit the policy with the Government;
- (vi) That the construction should be completed within 18 months of the date on which the first installment of the sanctioned advance is drawn by him;

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- (vii) That the house is maintained in good condition, repair at his own cost and he shall continue to pay all the municipal taxes and local taxes regularly until the advance has been repaid in full;
 - (viii) That he shall keep the building free from all encumbrances; and
 - (ix) Any amount drawn by him in excess of the expenditure incurred should be refunded to Government together with interest thereon if any, forthwith.
2. Grant of advance is also subject to the following conditions:
- (a) Shall be carried strictly in accordance with the approved plan and specifications on the basis of which the amount of advance has been sanctioned. The plan and specifications must not be departed from without the prior concurrence of the Government. The grantee shall certify when applying for installments of advance admissible at the plinth and roof level in accordance with the plan and estimates furnished by him to the Government that construction has been carried out that the advance has actually been used to verify the correctness of the certificates.
 - (b) The construction of the building shall be completed within 18 months of the date on which the first instalment of the advance is paid to the grantee. Failure to do so will render the grantee liable to refund the entire amount of advance sanctioned to him (together with interest thereon) in one lumpsum. The date of completion must be reported to Government without delay.
 - (c) Immediately on completion of construction of the house the grantee shall insure the house at his own cost, for a sum not less than the amount of the advance and shall keep it so insured against damages by fire, flood or lightning until the advance is fully repaid to the Government and deposit the policy with the Government.
 - (d) The house must be maintained in good condition at his own cost and the grantee shall continue to pay all municipal and local taxes regularly until the advance has been repaid in full. He shall also keep it free from all encumbrances.
3. This loan together with interest at the provisional rate of 5 ½% (simple interest) per annum shall be recovered as per the rules and orders issued from time to time. The recovery of principal shall be made first and then interest.
4. The recovery of the advance granted to the above individual shall commence from the 19th month after the disbursement of the first installment of loan, or from the month following completion of the house, whichever earlier. The recovery of the advance shall be affected through monthly pay/leave salary bills. The principal amount of the advance granted Rs.12,30,000/- (Rupees Twelve lakhs and thirty thousand only) shall be recovered in (150) equal monthly installments i.e. @ Rs.8,200/- (Rupees Eight thousand and two hundred only) and the interest shall be recovered in (30) installments thereafter. The balance of the advance and the interest, if any, outstanding at the time of retirement or death of the loanee shall be recovered from his Death-cum-Retirement Gratuity.
5. For the misuse of the loan amount and non-observance of the House Building Advance Rules, penal interest at 1 ½ times the normal rate shall be levied besides taking disciplinary action under the C.C.A. Rules against the defaulter as laid down in G.O. Ms.No.311, Finance (FW.A &L) Department, dated: 6.11.1996.

6. In case, the Grantee does not repay the balance of the advance due to Government on or before the date of retirement, it shall also be open to Government to enforce the security of the mortgage at any time and recover the balance of the advance due, together with interest by sale of the house or in such other manner as may be permissible under Law. For any reason, other than the normal retirement on superannuation or if he dies before the repayment of the advance which shall become payable to Government forthwith. The property mortgaged to the Government shall be reconvened to the Grantee (or his successors interest as the case may be) after the advance together with the interest thereon has been repaid to the Government in full.

7. The expenditure shall be debited to "7610 - Loans to Government Servants - 201 HBA - SH (05) Loans to Other Officers - 001 - Loans to other Officers".

8. The Revenue (OP-Claims) Department are requested to draw the amount sanctioned at para - 1 above and credited to the individual's bank account.

9. This order does not require the concurrence of the Finance Department as per rules/orders in force on this subject.

B.R.MEENA,
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To

The Revenue (OP-Claims) Department
The Dy. Pay & Accounts Officer, Secretariat Branch, Hyderabad.
Sri G.Venkat Ram Reddy, Assistant Section Officer,
Revenue Department.

Copy to:

The Accountant General, Telangana, Hyderabad.
The Pay and Accounts Officer, Hyderabad.
The Finance (HRM.IV) Department.
SF/SCs.

//FORWARDED BY ORDER//

SECTION OFFICER